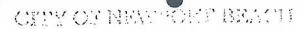
Materials Received
Item No. 3a
Alternative Setback Determination
PA2012-015

Attachment No. PC 6

Portions of Modification Permit No. 2533

Application Rec'd By_ MODIFICATION APPLICATION Community Development Department PLEASE PRINT OR TYPET. City of Newport Beach 640-2138 Fee: \$ 110.00 Applicant Mr.&Mrs.. R.J. Perry Phone 675-5765 Address of Property Involved 211 Orchid C.D.M. Mailing Address same Property Owner R.J.Perry Phone__same Mailing Address same Architect G.L.H. General Contr. __Phone___673-0322 Work to be done Replace existing posts and joist of patio cover, because of dryrot. Existing nonconformities Patio cover has exsited for more than 20 yrs. It was built with out a building permit and support posts were placed within one foot of property line. Over hang was on property line. Patio cover exsited in back yard. nonconformities We propose to replace exsiting patio cover with new lumber, because of unsafe condition caused by dryrot. Proposed nonconformities Present Use Patio cover Proposed Use same ZoneR-1 Code Requirement Existing Proposed Front setback 20 Ft. 20 Pt. 4 Ft. 4 Ft. Right side setback 4 Ft. Left side setback 4 Ft. Rear setback Main building area Posts 5Ft. over-10 Ft. 10 Ft. hang 23 Ft. Garage area Open space Parking spaces Building height Previous Modifications, Use Permits, Variances, etc. none Legal Description of Property Involved (if too long, attach separate sheet)

Tract # C.D.M. tract, Lot # 142, BlK. # 141, Orange county assessor's
book # 52 page # 14, Parcil # 32. A single family residence. OWNER'S AFFIDAVIT (I) (We) and say that (I am) (we are) the owner(s) of the property(ies) involved in this application. (I) (We) further certify, under penalty of perjury, that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my) (our) knowledge and belief. Signature(s) 4.9 leng NOTE: An agent may sign for the owner if written authorization from the record owner is filed with the application. DO NOT COMPLETE APPLICATION BELOW THIS LINE Date Filed___ 4-16-80 ____Fee Pd.___//0.00 _Receipt No. 098/ Hearing Date - ?? 4-17-80 Posting Date Mail Date 4-17-80 Cogn. Cords Modification Committee Action 4-27.800 Appeal P. C. Hearing_ P. C. Action Date Appeal C. C. Hearing C. C. Action



CALIFORNIA 9000

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Modificacions tomatittee Lindings and Action
Application No. 2533
Applicant B. & Mrs. R. J. Perry
Address of Property Involved 200 Orchid Avenue, Corona del Mar
Legal Description
Modification Requested to permit the relocation of patio cover which encroaches to the rear property line. New patio structure to encroach within 2-1/2 of rear property line (where the Code requires 10 feet).
The Hodifications Committee on April 29, 1980 approved the application
subject to the following conditions:
1. That no part of the proposed patio structure be closer than 4 feet
from the rear property line.
The Modifications Committee determined in this case that the proposal would not-be detrimental to persons, property or improvements in the neighborhood and that the modification as approved would be consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code, and made the following findings: 1. That the request as approved, is consistent with the required side yards of adjacent properties. 2. That the request represents a reduction in patio structure from that which formerly encroaches to the rear property line.
3. That the required yard setbacks were considered excessive in relation
to the narrow depth of lot.
NOTE: This approval shall extend for a period of 18 months from the end of the appeal period, and cannot be extended.
The decision of the Committee may be appealed to the Planning Commission within 14 days of the date of the decision. Any appeal filed shall be accompanied by a filing fee of \$100.00. He building permits may be issued until the appeal period has expired.
MODIFICATIONS COMMITTEE- PLANNING DEPARTMENT JAMES D. HEWICKER, DIRECTOR
By James D. Hours at The James D. Hewicker-Director
NOTE: The above application number must be affiled to the plans when

